

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

NOW ALL MEN OF THESE PRESENTS

COUNTY OF HARDIN

FILED FOR RECORD
2025 MAY 22 AM 10:36

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Betty Johnson*

WHEREAS, by Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (herein referred to as the "Deed of Trust") dated June 22, 2023, recorded June 30, 2023, executed by Chad M. Green, conveyed to Doc Prep 911, as Trustee, the following property situated in HARDIN County, Texas, to-wit:

See Exhibit "A" attached hereto and made a part hereof for all purposes.

(hereinafter referred to as the "Property"), to secure that one certain Promissory Note therein described in the original amount of \$90,596.00 executed by Chad M. Green, Borrower, and made payable to A&M Heritage Holdings, LTD., D/B/A A&M Investment, (hereinafter referred to as the "Note"), which such Deed of Trust is recorded June 30, 2023, in instrument number 2023-136843 of the Official Public Records of HARDIN County, Texas, (hereinafter referred to as the "Deed of Trust Lien"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee, said appointment being in the manner authorized by the Deed of Trust:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, and the owner and holder of said indebtedness, A&M Heritage Holdings, LTD., D/B/A A&M Investment, has requested the undersigned to sell the Property in accordance with the terms of the aforesaid Deed of Trust Lien to satisfy same. Pursuant to the Deed of Trust Lien and Warranty Deed with Vendor's Lien (Vendor Lien), if default occurs in payment of the assumed note or in observance of any covenant or condition of any instrument securing the assumed note, the lender of the Note has the right to foreclose the Deed of Trust Lien and the Vendor's Lien. As a result of the default in payment of the assumed note, A&M Heritage Holdings, LTD., D/B/A A&M Investment now provides this notice of foreclosure; and

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of July, 2025, at 10:00 am to 1:00 pm, or within three (3) hours thereafter, I will sell, for cash, to the highest bidder the above-described Property at: HARDIN County, Texas at *the following location:*

THE COMMISSIONER'S COURTROOM AREA OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court for sales of property under Tex. Prop. Code §51.002 in HARDIN County, Texas, or if no place is designated by the Commissioners Court, the sale will be conducted, then within twenty (20) yards of where this notice is posted.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust Lien, sale of the Property is "as is and where is" and without any representations or warranties whatsoever, expressed or implied; all of which are expressly disclaimed. Additionally, sale of the Property shall be subject to all liens, encumbrances, rights, interests and other claims superior to the lien of the Deed of Trust and to all defects, deficiencies and defenses thereto, and no representations or warranties of any nature are made by the Substitute Trustee or the holder of the Note that any lien, encumbrance, right, interest or other claim is or shall be extinguished by the sale, or that defects, deficiencies or defenses do not exist. Further, no representations or warranties whatsoever are made by the Substitute Trustees or the holder of the Note that the highest bidder at the sale will acquire any right, title or interest in or to the property or that any condition, term, agreement, provision, covenant or requirement of the Warranty Deed with Vendor's Lien or applicable law has occurred or has been satisfied. No bidder at sale or purchaser of the property shall be a third party beneficiary of the Note or Warranty Deed With Vendor's Lien, or entitled to rely on any term, agreement, covenant provision thereof, or have or possess a cause of action against any Substitute Trustee or the holder of the Note.

Notice Pursuant to Tex. Prop. Code§ 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By: 

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D/B/A A&M Investment

By: 

Mark T. Sessums, Margie Allen, Angie Brooks,
Tommy Jackson, Keata Smith or Stephanie
Hernandez SUBSTITUTE TRUSTEE(s)